

All Seasons Home Inspections

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All Seasons Home Inspection Report

Client(s): **Leslie Wilkinson**
Property address: **493 Silver Lake Drive, Chico, CA**
Inspection date: **Friday, May 19, 2017**

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All Season Home Inspections

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor defect	Correction only involves a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

General Information

Present during inspection: Property owner

Temperature during inspection: Hot

Ground condition: Dry

Recent weather: Dry (no rain)

Inspection fee:

Payment method: Check

Type of building: Single Family

Buildings inspected: One house

Age of main building: 17

Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: West

Occupied: Yes, Furniture or stored items were present

1) Comment - Home was completely furnished at time of inspection and some areas and items at this property were obscured by furniture or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.



Photo 1-1



Photo 1-2

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Intact

Fence and gate material: Wood

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, porch and/or balcony material: Concrete

2) Safety, Monitor - One or more downspouts or downspout extensions drained onto walkways. This can result in ice or moss forming on walkways, and can pose a fall hazard.



Photo 2-1



Photo 2-2

3) Evaluate, Monitor - The fencing around home is intact but showing signs of age. Its shared with neighboring properties when time comes to replace hopefully its a shared expense.



Photo 3-1



Photo 3-2

4) Evaluate, Comment - The outdoor ponds and associated plumbing and electrical systems were not evaluated recommend having current owners go over the operation and any required maintenance that is required to keep aquatic life alive and water clean.



Photo 4-1

5) **Comment** - The small storage shed on property was not evaluated and was excluded from this report.



Photo 5-1

Exterior

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

6) **Minor defect, Evaluate, Monitor** - Min or cracking found in one or more areas of the exterior stucco finish. This is a common defect with this type of wall covering. Note that areas behind the stucco are inaccessible and excluded from this inspection if concerned with the condition of siding have further evaluation by qualified contractor.



Photo 6-1



Photo 6-2

7) **Minor defect, Evaluate** - Two of the window screens were showing signs of age and have become sunburnt . These screens will eventual come apart but for now its just a visual defect.



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4

Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and

windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

8) Evaluate, Comment - The slab on grade foundation could not be evaluated as its under floor coverings in all areas but the garage and most of that was cover in occupants stored items.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Age of roof surface(s): Not Determined

Roof inspection method: Traversed

Condition of roof surface material: Good

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

9) Evaluate, Monitor - The roof over home is in good shape is with out damage or any areas or concern to note at time of evaluation.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Ceiling insulation material: Cellulose loose fill

Approximate attic insulation R value (may vary in areas): R-30

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

10) Repair/Maintain, Minor defect - The ceiling insulation in one or more areas of the attic was compacted or uneven where its been crawled through after home was built. If concerned have a qualified person repair, replace or install insulation as necessary to bring improve R value in attic.



Photo 10-1



Photo 10-2

Garage

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between

municipalities.

Type: Attached

Condition of garage: Modified

Condition of exterior entry doors: Appeared serviceable

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Normal Surface Ware

11) Safety, Repair/Replace - The door between the garage and the house has been modified with a , and is no longer fire-resistant. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<http://www.google.com/search?q=attached+garage+fire+resistance>



Photo 11-1

12) Repair/Replace, Evaluate - Appliances such as the water could be subject to damage from vehicles because no protective barrier was installed in front of it. Not sure if it was a requirement when home was built. If concerned have a qualified contractor install a steel post barrier per standard building practices.



Photo 12-1



Photo 12-2

13) Minor defect, Evaluate - There was a pet door installed in screen door installed on man door off garage that was sealed up and is no longer in use. If concerned with this defect have further evaluation for replacement cost estimates.



Photo 13-1

14) Evaluate, Comment - The inside of garage was full of current owners stored items and as a result a full evaluation of interior space could not be completed.



Photo 14-1



Photo 14-2

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120, 120-240

Primary service overload protection type: Circuit breakers

Condition of main service panel: Appeared serviceable

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: Yes, but not tested

15) Safety, Repair/Replace - One of the standard exterior electric receptacles (outlets) were being used for appliances or systems that were constantly in use. Recommend that a qualified person install "while in use" receptacle covers as necessary. For more information, visit:

<http://www.google.com/search?q=while+in+use+receptacle+cover>



Photo 15-1



Photo 15-2

16) Minor defect, Evaluate - One or more slots where circuit breakers are normally installed were open in panel. Recommend that a qualified person install closure covers where missing.



Photo 16-1

17) Evaluate, Comment - The main electrical panel on home is in good shape wiring is intact and breakers are with out any damage to note at time of homes evaluation.



Photo 17-1



Photo 17-2



Photo 17-3



Photo 17-4

Plumbing

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Original to Home

Water service: Public

Condition of supply lines: Original to Home

Condition of drain pipes: Original to Home

Drain pipe material: Plastic

Condition of waste lines: Original to Home

Waste pipe material: Plastic

Vent pipe condition: Original to Home

Vent pipe material: Plastic

18) Safety, Minor defect - One or more hose bibs (outside faucets) were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: <http://www.google.com/search?q=why+hose+bib+backflow+prevention>



Photo 18-1

19) Repair/Maintain, Minor defect, Evaluate - Water supply pipes were routed outside have insulation that has fallen off and is subject to freezing and should be insulated.



Photo 19-1

20) - Based on visible equipment to the inspector this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection.



Photo 20-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater:

Type: Tank

Energy source: Natural gas

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

Hot water temperature tested: No

21) Safety, Repair/Maintain, Evaluate - The water heater in garage is functional and is not original to home. When it was installed or when roof was replaced the water heaters flue piping was pushed up against the roof sheathing a combustible material. The piping used to vent flue gases requires a minimum clearance of 1" be maintained in the event that the unit was to malfunction.



Photo 21-1



Photo 21-2

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Not Determined

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Forced air heating system manufacturer: Trane

Forced air furnace model #: 92%

Location of forced air furnace: Attic

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): Behind return air grill(s)

Condition of forced air ducts and registers: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Condition of cooling system and/or heat pump: Original to Home

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Approximate tonnage: 3.0

Manufacturer: Trane

Heat pump or air conditioner model number: 12 SEER

Condition of controls: Original to Home

22) Repair/Replace, Minor defect, Evaluate - One of the heating & cooling ducts in attic space is not insulated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-4.



Photo 22-1

23) Repair/Replace, Evaluate - A high-efficiency furnace was installed in an attic space and no catch pan was installed under it. These systems produce condensation which is normally eliminated via a primary drain line. However, condensate water can leak if the primary drain line clogs. A catch pan should be installed below the furnace. Recommend that a qualified HVAC contractor install a catch pan per standard building practices.



Photo 23-1

24) Repair/Maintain, Evaluate - The Furnaces have rubber or plastic condensate drain lines that are not clamped and have been this way since 1st installed. There is some staining under unit that could indicate that one if the hoses may be leaking. Condensate drain water may accumulate and could cause water damage to surrounding areas. Recommend that a qualified HVAC contractor repair as necessary.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4

25) Minor defect, Evaluate - The return air grill in hall is missing one of its knobs and a screw was driven into cover to hold it up. This means that a tool is required to open the cover to access filter an inconvenience and visual defect.



Photo 25-1



Photo 25-2

26) Minor defect, Comment - The ducting in attic is in its original configuration and when installed had to meet an minimum rate of leakage as homes were certified energy star rated when 1st built. There is a hard turn on the supply duct going to bedroom areas that doesn't appears to be effecting any thing as its total length is small compared to other system. There is also a small hole in the outer membrane of return ducting in attic.



Photo 26-1



Photo 26-2

27) Maintain, Evaluate - The inspector was unable to determine the last service date of forced air unit in attic. If this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.cpsc.gov/CPSC/PUB/PREREL/prhtml05/05017.html>



Photo 27-1

28) Evaluate, Comment - The thermostat on home is in its original configuration is still functional with the old dial clock timer installed.



Photo 28-1

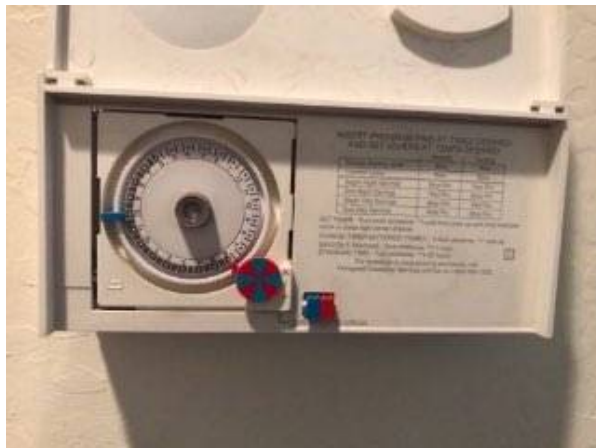


Photo 28-2

29) Comment - The HVAC equipment and ducting installed on home is original equipment and approaching the end of its useful service life. This equipment is functional but due to age it might be wise to purchase home warranty that covers replacement of major components.



Photo 29-1



Photo 29-2

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Fan or blower installed in gas-fired fireplace or stove: No

Condition of chimneys and flues: Appeared serviceable

Gas-fired flue type:

30) Safety, Maintain, Evaluate - Gas fire place was functional but only ran a short time as its summer and hot out. I recommend that buyer review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 30-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters:

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Functional

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop: Appeared serviceable

Range, cooktop type: Natural gas

Condition of refrigerator: Not Determined

31) **Minor defect** - Minor surface scratching found on top of stove install in kitchen a visual defect only.



Photo 31-1



Photo 31-2

32) **Evaluate, Monitor, Comment** - The kitchen in home is in good shape appliances were all in good functional condition cabinetry is in like new condition and drawers and cupboard doors were all functional.



Photo 32-1



Photo 32-2

Bathrooms

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the

inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Spot fans

33) Repair/Replace, Evaluate - The toilet in hall bathroom was loose where it attached to the floor and leaks can occur and flooring may get damaged. Recommend that a qualified contractor remove the toilet for further evaluation and repair if necessary. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.



Photo 33-1

34) Repair/Maintain, Evaluate - The sink drain stopper mechanism in master bathroom sink on the right side was inoperable. Recommend that a qualified person repair or replace as necessary.



Photo 34-1

Interior Rooms

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior

decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Multi-pane

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

35) Repair/Replace, Evaluate - Based on the age of this structure its possible that existing smoke alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.google.com/search?q=old+smoke+alarms>



Photo 35-1



Photo 35-2

36) Repair/Replace - The door stop in master bedroom is a little bent but still holding the door back from hitting wall just a visual defect at the time.



Photo 36-1

37) Minor defect, Maintain - There will be minor surface defects in the drywall where pictures were removed that will require patching and or paint to conceal where nails and fasteners were placed.



Photo 37-1



Photo 37-2

38) Minor defect, Comment - There is minor separation in between one or more windows and the drywall. this separation is a visual defect only most likely cause by material shrinkage and or settlement in home.



Photo 38-1



Photo 38-2

Thanks for choosing All Season Home Inspections